

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12068, of Gallaudet College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further development of the College Campus and for an amendment to the campus plan in the R-4 District at the premises 800 Florida Avenue, N.E. and 1399 - 5th Street, N.E (Parcels 141/69, and 129/112).

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The subject application requests approval of a Campus Plan for Gallaudet College, as required by Sub-paragraph 3101.46c. The Campus Plan includes all that property owned by the College roughly bounded by Florida Avenue, N.E., on the south, West Virginia Avenue, N.E. on the east, Corcoran Street, N.E. and Mount Olivet Road, N.E. on the north, and the rear boundary of Hamilton Junior High School and the privately owned property fronting on 6th Street, N.E. on the west. Also included within the campus boundaries is the property owned by the college in the northern half of Square 3591 designated as parcel 129/112, bounded by Penn Street on the north, 6th Street on the east and 5th Street on the west. This area is as shown on the illustrative site plan of the campus, marked as exhibit A-2 in the file.

2. The main part of the campus is zoned R-4. This will house all of the academic, administrative, residential and athletic facility of the college. The property in Square 3591 is zoned C-M-1 and will be used as a maintenance facility for approximately 100 college vehicles. This is a use permitted as a matter of right in a C-M-1 District.

3. This campus plan supercede the previous approval given to Gallaudet College by the BZA in Case No. 11093 in December of 1972. Prior to that time the campus plan for Gallaudet College had been approved by the National Capital Planning Commission exercises its jurisdiction in lieu of zoning.

4. The Campus Plan as proposed by Gallaudet College will cover the period from 1975 to 1985, and consist of the following documents:

1. A booklet entitled the "Gallaudet College Facilities Master Plan" marked as exhibit A-1 in the file
 2. A revised illustrative site plan showing the boundaries of the campus and marked as exhibit A-2 in the file
 3. A statement modifying part of the booklet referred to as exhibit A-1, marked as exhibit A-3 in the file
 4. A set of drawings showing plans and elevations of the campus and particular buildings, marked as exhibit A-4 in the file
5. The College offers several kinds of programs on the campus, including undergraduate and graduate college programs, a center for continuing education, public service and extension programs, a model secondary school, a demonstration elementary school and associated research.
6. The College presently has an enrollment of approximately 1000 undergraduate students, 250 graduate students, and 130 high school students and 162 elementary school students. There is a faculty which totals approximately 450 and a staff of 990 persons.
7. The proposed enrollment as of 1985 would be 1500 undergraduate students, 300 graduate students, 600 high school students and 300 elementary school students.
8. The College currently has 778,900 square feet of floor space. Facilities under construction and scheduled for completion in 1976 will add 540,995 square feet to that figure, for a total of 1,319,895 square feet. The plan proposes that 56,900 square feet of existing space will be demolished, and 1,019,668 square feet of new space will be built between the present and 1985. The total campus is projected to contain 2,282,663 square feet in 1985, or a FAR of 0.56, substantially below the maximum permitted FAR of 1.8.

9. The College currently has 971 parking spaces on the campus. The College proposes to provide 1,473 parking spaces by 1985. The Zoning Regulations would require only 903 parking spaces. The College indicates that the additional parking is required because of the unusual nature of Gallaudet College as a school for persons with hearing impairments. There is a very high ratio of faculty to students, a large number of visitors to the school, and a large proportion of students living on campus who own cars.

10. The campus has vehicle access from two points on Florida Avenue at one location on West Virginia Avenue opposite Penn Street and at a location on Brentwood Parkway north of Hamilton Junior High School. The West Virginia Avenue access will directly serve the Kendall Demonstration Elementary School, and the Brentwood Parkway access would directly serve the Model Secondary School.

11. Surrounding use and property are well separated and buffered from the College. The Campus is partly bounded by major streets, including Florida Avenue, West Virginia Avenue, Mount Olivet Road and Brentwood Parkway. Within the campus, there are existing landscaped buffers along Florida Avenue, Corcoran Street, Mount Olivet Road and Brentwood Parkway. There are athletic fields along West Virginia Avenue.

12. The land uses which surround the Gallaudet Campus include row houses to the south across Florida Avenue and to the east across West Virginia Avenue. Row houses and small apartments lie to the northeast across Corcoran Street and Mount Olivet Road. To the west are heavy commercial uses and to the northwest is Hamilton Junior High School and a recreation area.

13. The campus is located out of the downtown area, and the major traffic impact would be limited to New York Avenue. The travel patterns are such that any impact will be minimal, since 90 percent of the students will live on campus, and most of the other trips will be made at off-peak hours.

14. The National Capital Planning Commission, by report dated April 5, 1976, reported to the Board that the campus plan is in part inconsistent with the "General Land Use Objectives; 1970/1985" element of the Comprehensive Plan for the National Capital as it relates to the boundaries of the property at 6th and Penn Street, N.E. and that the proposed use will not become objectionable to neighboring properties because of noise, traffic, number of students or other objectionable conditions.

15. The Municipal Planning Office, by report dated April 20, 1976, recommended that the Board approve the application as it is consistent with the requirement of the Zoning Regulations.

16. The Department of Transportation, by report dated April 15, 1976, recommended that the Board basically approve the plan but continue to monitor the need for parking as the plan is implemented and as approved public transportation becomes available.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the proposed campus plan for Gallaudet College is so designed as to not become objectionable because of noise, traffic or other conditions. The campus is well buffered from surrounding uses. The traffic that will be generated will be, for the most part, at off-peak hours. There are four vehicular access point, to spread the traffic around the campus. The Board concludes that there will be no adverse impacts on the neighborhood, or negative effects on surrounding properties. It is therefore, ORDERED that the Campus Plan, consisting of exhibit A-1 through A-4, in the file is described in this ORDER, be GRANTED.

VOTE: 5-0 (Lilla Burt Cummings, Esq., William F. McIntosh, William S. Harps, Theodore F. Mariana and Leonard L. McCants to, GRANT).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____



STEVEN E. SHER

Acting Secretary to the Board

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JUN 17 1976

FINAL DATE OF ORDER: _____

THAT THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.